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Requested Zoning

Search Street:

BALTIMORE NATIONAL Next

Property Information:

Amendment No.: 16.001

Current Zoning: RC-DEO

Requested Zoning: R-ED

Tax Account ID.: 1403294277

Map: 16

Grid: 23

Parcel: 248

Lot:

Acres: 15.8

Address: 10611 BALTIMORE NATIONAL PK

City/State/Zip: MARRIOTTSVILLE, MD 21104

Owner:

Name: CADOGAN PROPERTY LLC

Email:

Phone:

Mailing Address: 6800 Deerpath Road, Suite 150

City/State/Zip: Elkridge, MD 21075

Representative:

Name: Talkin & Oh, LLP

Email: soh@talkin-oh.com

Phone: 410-964-0300

Mailing Address: 5100 Dorsey Hall Drive

City/State/Zip: Ellicott City, MD 21042

Decision:

Planning Board Decision:

Planning Board Vote:

Council Decision:

Council Vote:

Zoning Map Amendment Request Form

Howard County Comprehensive Zoning Plan Department of Planning and Zoning

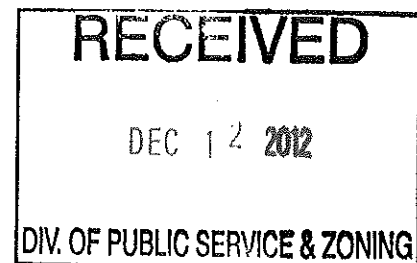
[Word 2007 Version]
Before filling out this form, please read the
Instructions section at the end of the form.

A. Property Information

- 1 Address / Street (Only) ~~Route 40~~ 10611 Baltimore National Pike
- 2 Tax Map Number 16 Grid 23
- 3 Parcel(s) 248
- 4 Lot(s) N/A
- 5 Tax Account Data: District 03 Account # 294277
- 6 Size of Property: Acres 15.805 Square feet
- 7 The Property is currently zoned: RC-DEO
I request that the Property be rezoned to: R-ED

B. Owner Information

- 8 Owner Name Cadogan Property LLC
- 9 Mailing street address or Post Office Box 6800 Deerpath Road, Suite 150
City, State Elkridge, Maryland
ZIP Code 21075
Telephone (Main)
Telephone (Secondary)
Fax
- 10 E-Mail



C. Representative Information

- 11 Name Talkin & Oh, LLP
Mailing street address or Post Office Box 5100 Dorsey Hall Drive
City, State Ellicott City, Maryland
ZIP 21042
Telephone (Main)

410-964-0300 (Sang Oh)

C. Representative Information

	Telephone (Secondary)	
	Fax	410-964-2008
	E-Mail	soh@talkin-oh.com
12	Association with Owner	Attorneys

D. Alternate Contact [If Any]

	Name	
	Telephone	
	E-Mail	

E. Explanation of the Basis / Justification for the Requested Rezoning

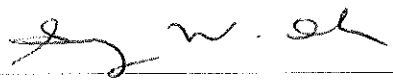
13	<p>The subject Property is zoned RC-DEO and was recently added to the County's Planned Service Area ("PSA") for public water and sewer. The proposed rezoning of the Property to the R-ED district would allow for an appropriate residential subdivision of the nearly 16 acre Property in a manner that utilizes public sewer instead of septic systems. Due to environmental concerns pertaining to septic systems, the policy of both the State and the County is to promote developments utilizing public sewer. <i>See PlanHoward 2030, pp. 73-76.</i></p> <p>The R-ED district is the lowest density zone possible for PSA-included property. The Property also adjoins an existing R-ED development and is in close proximity to R-20, R-12, and R-SA-8 developments. An R-ED development on the Property will be compatible with neighboring uses and appropriate for the area. See attached Continuation Sheet.</p>
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F. List of Attachments/Exhibits

14	1. Continuation Sheet. 2. Map of the Property from the County's website.
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G. Signatures

15	Owner	R. Jacob Hikmat, Managing Member	Owner (2)	
	Date	12/7/12	Date	
	Additional owner signatures? <input checked="" type="checkbox"/> the box to the left and attach a separate signature page.			

16	Representative Signature	
	Date	12-10-12

DPZ Use Only	JRL	Amendment No.	16.001
Notes			

Continuation Sheet

E. Explanation of the Basis / Justification for the Requested Rezoning

- 13 The subject Property is zoned RC-DEO and was recently added to the County's Planned Service Area ("PSA") for public water and sewer. The proposed rezoning of the Property to the R-ED district would allow for an appropriate residential subdivision of the nearly 16 acre Property in a manner that utilizes public sewer instead of septic systems. Due to environmental concerns pertaining to septic systems, the policy of both the State and the County is to promote developments utilizing public sewer. See PlanHoward 2030, pp. 73-76.

The R-ED district is the lowest density zone possible for PSA-included property. The Property also adjoins an existing R-ED development and is in close proximity to R-20, R-12, and R-SA-8 developments. An R-ED development on the Property will be compatible with neighboring uses and appropriate for the area.

The R-ED district is also the most appropriate zone for the Property given the Property's environmental features. As shown on the attached aerial map of the Property from the County's website, the Property contains a sizeable area of wetlands. The purpose of the R-ED district is "to accommodate residential development at a density of two dwelling units per net acre in areas with a high proportion of sensitive environmental and/or historic resources. Protection of environmental and historic resources is to be achieved by minimizing the amount of site disturbance and directing development to the most appropriate areas of a site, away from sensitive resources. To accomplish this, the regulations allow site planning flexibility and require that developmental proposals be evaluated in terms of their effectiveness in minimizing alteration of existing topography, vegetation and the landscape setting for historic structures." HOWARD COUNTY ZONING REGULATIONS § 107.A.

A rezoning of the Property to the R-ED district would be consistent with the Property's recent inclusion into the PSA for public water and sewer, allowing for a subdivision at the lowest residential density permitted. Such a rezoning would ensure a development utilizing public sewer instead of septic, and would also ensure that the environmentally sensitive features of the Property would be protected during the subdivision and development process.

Howard County, MARYLAND

Street View | Help

Map Satellite Hybrid

